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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

April 25, 2008

HAND-DELIVERED

Subrata Basu, AIA, AICP
Interim Director
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Addendum to Letter of Intent / Krome Gold Ranches, LLLP / Paradise Lake Ranches / Application Z07-417 (the "Application").

Dear Mr. Basu:

On behalf of our client, Krome Gold Ranches II, LLLP (the "Applicant"), this addendum to our letter of intent is being submitted for the purpose of providing additional justification for the approval of the non-use variance of the zoning and subdivision regulations pertaining to zoned rights-of-way to waive the zoned rights-of-way for theoretical S.W. 182nd Avenue and S.W. 128th Street, only as it pertains to the subject property.

As indicated in our original letter of intent, the request to waive the zoned half-section line rights-of-way for theoretical S.W. 182nd Avenue and S.W. 128th Street is consistent with Section 33-46 of the Code of Miami-Dade County (the "Code") which exempts parcels of land located outside the UDB and intended for rural residential or agricultural uses from having to dedicate rights-of-way, save and except the zoned section-line rights-of-way. While Section 33-46 of the Code does not require the Applicant to dedicate the half-section line rights-of-way, in an abundance of caution, we have requested the waiver of the half-section line zoned rights-of-way. We believe that approval of the zoning request to waive the half-section line zoned rights-of-way will not be contrary to the public interest and the spirit of the regulations shall be observed.

We further believe that the request to waive the half-section line rights-of-way is in compliance with the subdivision regulations of Chapter 28 of the Miami-Dade County Code which requires that no variance shall be granted unless the County's Community Zoning Appeals

Board finds, among other things, that all three (3) of the following conditions exist in regard to the land concerned:

- (1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- (3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

Once again, the subject property is located outside the UDB where, traditionally, Section 33-46 of the Code does not require the dedication of the half-section line rights-of-way. As such, strict application of the provisions of this chapter to require the Applicant to dedicate the half-section line rights-of-way, or any other rights-of-way other than the section-line rights-of-way, would deprive the Applicant from the use of the subject property and planned roadways in a manner which is consistent with the surrounding properties, which, are similarly located outside the UDB and required to dedicate the section-line rights-of-way only. For all of the aforementioned reasons, we believe the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

We remain hopeful of the Department's favorable consideration of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank you for your considerate attention to this matter.

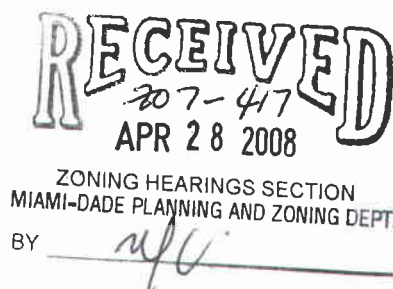
Sincerely,


Juan J. Mayol, Jr.

JJM/ma
Enclosures

C: Maria Teresa Fojo, DP&Z

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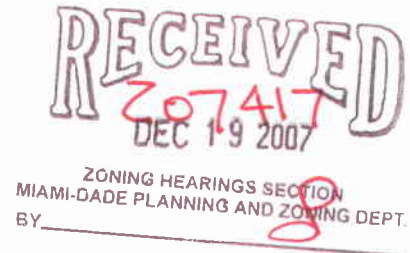


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December 19th, 2007

HAND-DELIVERED

Subrata Basu, AIA, AICP
Interim Director
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128



Re: Letter of Intent / Krome Gold Ranches, LLLP / Paradise Lake Ranches
Location: The Northwest Corner of SW 177th Avenue (Krome Avenue) and SW 136th Street, Miami-Dade County, Florida, and Containing Approximately 466 Gross Acres (the "Property").

Dear Mr. Basu:

This shall constitute our letter of intent on behalf of Krome Gold Ranches, LLLP (the "Applicant") in support of its proposal to create a unique rural residential community designed for equestrian and fishing enthusiasts. The community will feature large 5-acre homesteads, equestrian riding trails, and a private recreational facility featuring a boathouse and an approximately 173-acre fish-stocked lake on the Property. The Applicant hereby requests a district boundary change from GU (Interim District) to EU-2 (Five-Acre Estate Single-Family Residential District), an unusual use to permit a private recreational facility, an unusual use to permit a lake excavation, and a non-use variance of the regulations pertaining to the zoned rights-of-way to waive the zoned rights-of-way for theoretical SW 182nd Avenue and SW 128th Street (the "Application").

In accordance with the plan submitted for the hearing, a total of 58 homesteads containing a minimum of 5 gross acres will be developed. Each homestead will be improved with a single-family residence and every customary incidental use not inconsistent with the main residence including, but not necessarily limited to, a guesthouse, servant's quarters, and recreational amenities such as swimming pools, boat piers or slips for the docking of privately owned watercraft, and stables for livestock and the keeping of horses including horse boarding.

In addition, the subdivision of the property into 5-acre homesteads will not preclude certain agricultural uses, in keeping with the EU-2 regulations, such as the raising of poultry and fowl, horses and livestock, limited truck gardening, and beekeeping. The private recreation areas, buildings and

playgrounds proposed will be owned and maintained by a homeowner or tenant association pursuant to Section 33-199(2.1) of the Code of Miami-Dade County. The main access to the Property will be from Krome Avenue. A secondary access point will be provided from S.W. 136th Street. The homesteads will have frontage on private drives and equestrian trails. The proposed boathouse will form a focal point of the project as it will be located between the lake and the main entrance off of Krome Avenue.

The Property is designated "Agriculture" on the Land Use Plan (LUP) map component of the Comprehensive Development Master Plan (CDMP). The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and *farm residences* (CDMP, Adopted Components, Page I-58).

The Application is consistent with the CDMP inasmuch as the proposed minimum 5-acre homesteads are compatible with the rural residential development trend of area and the proposed lake excavation and private recreational facility will be for the exclusive use of the residents of this rural residential community and will not detrimentally impact surrounding uses. The lake and private recreational facility will not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population.

The waiver of the zoned half-section line rights-of-way for theoretical SW 182nd Avenue and SW 128th Street is consistent with the spirit and intent of Section 33-46 of the Code which exempts parcels of land intended for rural residential or agricultural uses from having to dedicate such rights-of-way.

For all of the aforementioned reasons, the application is both compatible with the surrounding area and consistent with the CDMP. In further support of the application we have enclosed plans for the proposed rural residential community, lake and private recreational facility, a "Survey" of the Property, and a CD containing PDF copies of the plans.

We remain hopeful of the Department's favorable consideration of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank you for your considerate attention to this matter.

Sincerely,

Juan J. Mayol, Jr.

JJM/ma
Enclosures

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